



# MINUTES ARCHITECTURAL REVIEW BOARD

February 14, 2011

7:30 P.M.

City Hall, Council Chambers  
Fredericksburg, Virginia

Approved  
14 MAR 2011  
CFV

<u>MEMBERS</u>	<u>MEMBERS ABSENT</u>	<u>CITY STAFF</u>
Jamie Scully, Vice Chair Donna Chasen Owen Lindauer J. Gordon Brown	Marilynn Mendell, Chair	Erik Nelson, Senior Planner Sheree Waddy, Recording Secretary

Mr. Scully called the Architectural Review Board to order at 7:30 p.m.

## OPENING REMARKS

Mr. Scully determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

## APPROVAL OF AGENDA

Mr. Scully announced that there was a Consent Agenda to consider that included Items 1, 2, 3, and 4. He asked the Board if there were any items listed on the Consent Agenda that anyone wanted to move to the Regular Agenda. There were none.

Mr. Scully asked if anyone in attendance wanted to provide public testimony on any item on the Consent Agenda. There were none.

Mr. Scully asked if there were any other changes to the agenda.

Mr. Nelson said he would like to add Item 6 under Other Business – Update on 1200 Prince Edward Street.

Mr. Lindauer made a motion to accept the agenda as amended. Ms. Chasen seconded. The motion carried unanimously.

## **REVIEW OF MINUTES**

Mr. Scully asked if there were any changes to the January 10, 2011 meeting minutes.

Mr. Lindauer made a motion to accept the January 10, 2011 minutes as submitted. Ms. Chasen seconded. The motion carried unanimously.

## **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Mr. Scully asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items. No one said they had.

## **APPLICATIONS – CONSENT AGENDA**

Mr. Nelson presented the following applications:

1. **Jon Pallen – Signs at 719 Caroline Street**
2. **Techs in the Burg LLC – Signs at 1025 Caroline Street**
3. **Otter House – Signs at 1005 Princess Anne Street**
4. **William Kelley – Fence and patio at 1017 Sophia Street**

Ms. Chasen said she found the proposed signs and fence to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Lindauer seconded. The motion carried unanimously.

## **APPLICATIONS – REGULAR AGENDA**

5. **1308 Caroline Street (Stafford Caldwell) – Fence (CANCELLED)**
6. **324 William Street (Castiglia Italian Restaurant) – Exterior alterations, awning, and signs**

The applicant was not present.

There was no public comment.

Mr. Brown said he was concerned with the temporary look of the 4x4 wooden posts mounted in the buckets. He said some type of augmentation to the 4x4's would help.

Mr. Lindauer asked if the posts were decorative.

Mr. Nelson said the posts are decorative and intended to define the outside eating area.

Mr. Brown said the posts should have a more permanent look. He said pairing what appeared to raw 4x4 wood posts with the proposed architectural ironwork was incongruous.

Mr. Brown said he found the proposed awning and signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness, with the condition that the awning be attached using the mortar joints, and to table the remainder of the application for additional information on the 4x4 posts and ironwork. Mr. Lindauer seconded. The motion carried unanimously.

**7. 314 Wolfe Street (R.L. Seely Homes, LLC) – New construction**

The application was represented by Richard Seely, President of R.L. Seely Homes, LLC, Woodford, Virginia, along with Dave and Susan Seely. He presented a document responding to the issues raised in the staff memo.

Sandra Dennis-Morgan, owner of 312½ Wolfe Street, said that many of the homes in the neighborhood were built in the early 1900s making them very old and distinct. She said the proposed house would not be appropriate for the neighborhood. She wanted it clearly understood that they would not allow any easements, trespass, or access without prior notification onto their property.

Mr. Brown asked for clarification on whether the applicant was asking for approval of the entire project.

Mr. Nelson explained that the application lacked sufficient information for a decision and staff's recommendation to the Board was to discuss the scale and massing, roof shape, and site planning parameters, and then table the application so the owners could respond.

Mr. Lindauer asked staff if the proposed site plan met zoning requirements.

Mr. Nelson said yes, but added that there may be access issues related to construction based on the public comments.

Mr. Lindauer acknowledged Ms. Morgan concerns about access and easements, but said those were not historic preservation concerns. He said he appreciated the drawings submitted by the applicant. He suggested that the Board's issue was whether the design was compatible with the setting and should consider the front entry location, whether the garage is appropriate, and the overall size. He asked why the proposed house was so tall.

Mr. Scully clarified that the property was not in the floodplain.

Mr. Seely said the height is based on the lot size, the desired square footage, and inclusion of the garage.

Dave Seely asked what criteria the Board used for design in a mixed use area. He said if it would help the Board with the review process he could provide an end use for the unfinished space on the ground floor.

Mr. Lindauer noted that no other house in the block had a garage. He said the garage was driving the height and the location of the entry. He said the garage could possibly be masked with porch detailing.

Ms. Chasen said the neighborhood was in transition and that she did not have any concerns with the design.

Mr. Brown asked what material would be used for the front stairs and stoop, and the railings.

Mr. Seely said the stoop and stairs would be brick with parged sides, to match the stucco on the house, and the railings would be wrought iron.

Mr. Brown said that he agreed the street has a variety of building heights and that he had no problem with the height. He suggested that consideration be given to breaking up the side elevation, and to building some of the height into the roof truss. Mr. Brown said he would need more information concerning the windows, and the garage before approving a Certificate of Appropriateness. As an example, the garage door could be recessed, to reduce its impact on the streetscape.

Mr. Scully asked what pitch the roof would be.

Mr. Seely said the roof pitch would be 12/12 and 10/12.

Mr. Scully asked Mr. Seely if he would be willing to reduce the roof pitch to 4/12, which would be more consistent with the neighborhood.

Mr. Seely said he was willing to reduce the roof pitch, but not to 4/12.

Mr. Scully said that more details and drawings were needed for the application. He said that a streetscape view would be helpful in determining scale and massing, roof pitches, eave levels, and so on. The front door at the second story also merited reconsideration.

Ms. Chasen made a motion to grant a Certificate of Appropriateness for scale and massing and to table the remainder of the application. The motion was not seconded.

Mr. Brown said he had concerns, but the project appeared doable. He made a motion to table the application for additional details. Ms. Chasen seconded. The motion carried unanimously.

#### **8. 520 Caroline Street (Elizabeth Lontz) – Exterior alterations**

The application was represented by Craig Sincok, 520 Caroline Street. He provided revised plans for the Board to review.

Enos Richardson, resident at 518 Caroline Street for 40 years, said he was happy to see the property being renovated. He said he was initially concerned with the ten foot easement alongside the north wall of his house he shares with the applicant and other properties on

Caroline Street, but has since been assured there will be no infringement on this easement. He said he has no problem with the revised plans and added that John Ballentyne, a previous owner, had installed the side entrance.

Ms. Chasen said she was excited about project, and asked if there are historical photographs of the property the Board could view.

Mr. Sincock said he did have some photographs of the property that he could provide.

Ms. Chasen asked if the steps could be repaired instead of replaced.

Mr. Sincock said not really, because the steps are too short and the limestone is so worn it would require putting brick fascia around them.

Mr. Brown said that he had initial concerns with the addition, but the revised plans do a good job of distinguishing the existing from the new. He said he appreciated that the roof would be stepped down and that the owners would use skylights instead of dormers. He asked if the front stoop was original to the house.

Mr. Sincock said he did not think so. He said he has a picture of the house with a different stoop.

Mr. Brown said he was concerned about the plans for the front of the house. He said the front is intact. He said he was also okay with removing the side entrance, since it was apparently a 1970s feature.

Mr. Lindauer said that a lot of new information had been provided. He said he was also concerned about changes to the front façade. He said the addition of the railing and covering on the front could be considered an intrusion. He said he was also at a disadvantage because he was not sure what the original fabric was or how it may have been altered. Additional photo documentation would help the review process. He said the house was a gem. It is quite old and the neighborhood has grown up around it.

Mr. Scully clarified that the windows would be simulated divided light, and asked if the gate would be changed.

Mr. Sincock said they are considering changing the gate, but it was still a work in progress.

Mr. Scully said he would like to see the front and side doors preserved. He said he would like additional information concerning the roof, and all effected openings on the house.

Mr. Lindauer made a motion to table the application for additional information about material, fenestration, archival documents and photographs, steps, and details on the accessibility. Ms. Chasen seconded.

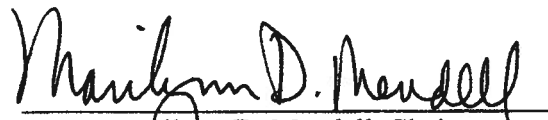
Mr. Brown commented that the house was beautiful as it is and that minimal changes would be well received.

Mr. Scully called for the vote. The motion carried unanimously.

**Other Business**

1. Informal review on 425 William Street – Mike Degen, and his architect, Bob Steele, presented preliminary drawings and plans for the proposed building at this location. The Board agreed that the plan respected its proposed site while meeting the owner's needs. Mr. Brown noted that the design effectively broke up the building mass, but that the row of street front canopies made it look like a single entity again. He suggested breaking up the canopies and also noted that adding some architectural detail to the William and Prince Edward Streets corner could also provide relief and interest to a prominent feature of the new building. The applicant said he would apply to the Board for the March meeting.
2. Informal review on 708 Prince Edward Street – Mr. Nelson explained that the church's slate roof was deteriorating and that there are structural issues involved with replacing the roof with slate. He said the church wants to use artificial slate which would be much lighter. Mr. Brown said that the slate was a character defining feature of the building and artificial slate would not be an acceptable replacement. Mr. Nelson said the church would probably apply to the Board anyway and provide an engineer's report concerning the structural issues.
3. Planning Commission agenda was transmitted – Mr. Nelson noted that Item 4 was a proposed text amendment that would change penalties for zoning violations from civil to criminal providing for more effective enforcement.
4. Update on oversize house ordinance – Mr. Nelson said a firm has been hired to finalize the concept of a new ordinance that would outline height limitations based on lot size.
5. Expansion of permit requirements – Mr. Nelson explained that there is no requirement for permits on roofing, window sash, or siding replacement on residential dwellings, which affects the Historic District because there is nothing that will trigger an ARB review. Mr. Scully said that permits should be required for this type of work and suggested that the Board discuss ways to make permits a requirement.
6. Update 1200 Prince Edward Street – Mr. Nelson said that the City had issued an order to demolish.

The meeting adjourned at 9:53 p.m.

  
Marilynn D. Mendell, Chair